

92.9 Surveyed Acres Pasture, Pine, Hardwoods
00 Calico Road
Clinton, AR 72031

\$299,000
92.900± Acres
Van Buren County



92.9 Surveyed Acres Pasture, Pine, Hardwoods Clinton, AR / Van Buren County

SUMMARY

Address

00 Calico Road

City, State Zip

Clinton, AR 72031

County

Van Buren County

Type

Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

35.678928 / -92.621159

Acreage

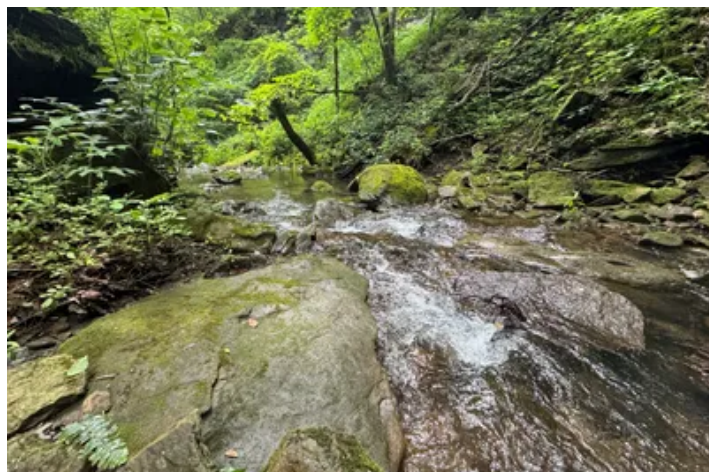
92.900

Price

\$299,000

Property Website

<https://arkansaslandforsale.com/property/92-9-surveyed-acres-pasture-pine-hardwoods-van-buren-arkansas/83236/>



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PROPERTY DESCRIPTION

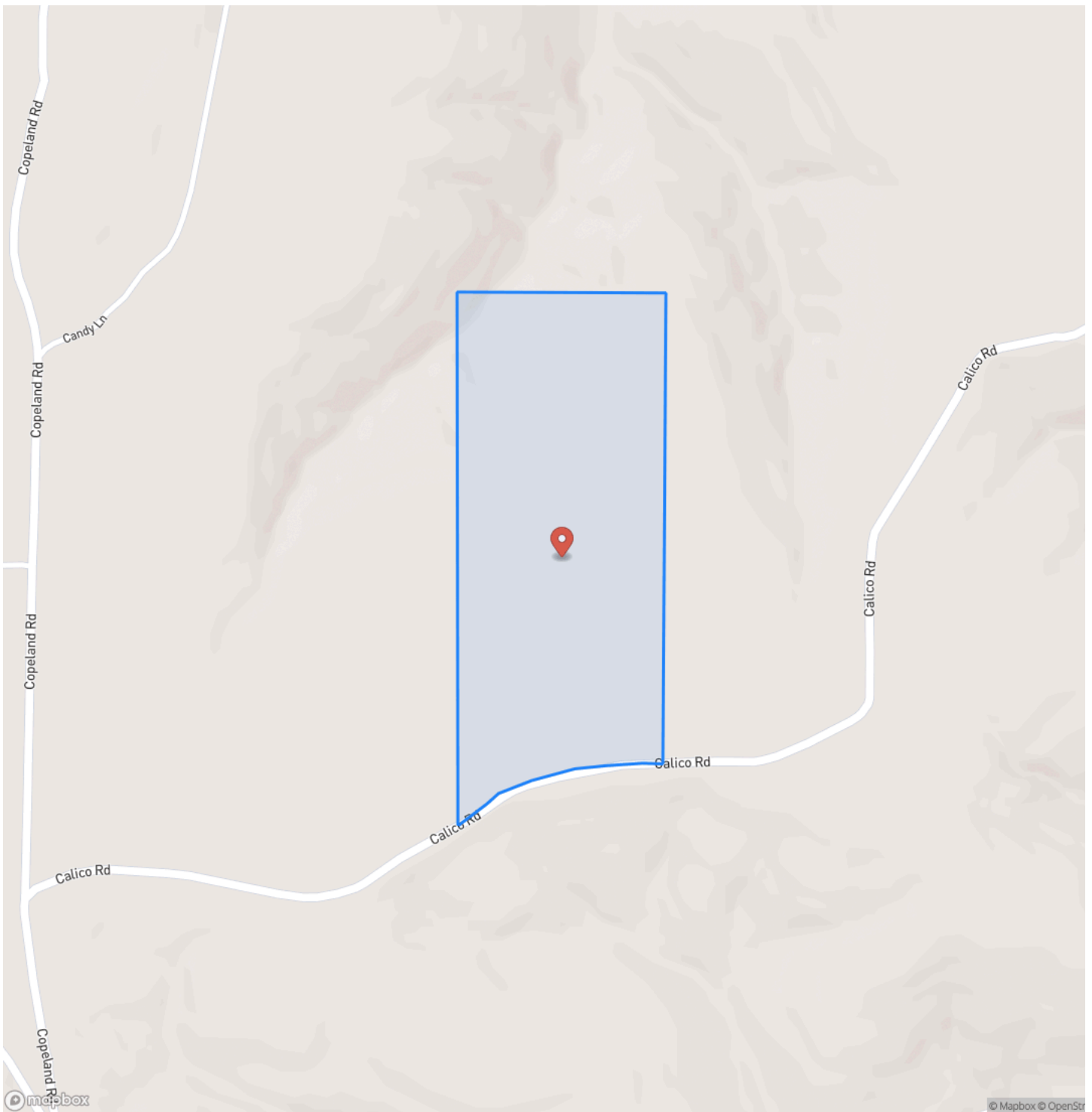
PRICE IMPROVEMENT! 92.9 +/- acres of surveyed pasture, plantation pine, and native hardwoods conveniently located on Calico Road (paved) just West of Clinton, Arkansas in Van Buren County. There is public water service, electric, and high speed internet available. The property consists of 26 +/- acres of excellent pasture, 32 +/- acres of pine, and approximately 35 acres of native hardwoods. There is an incredible creek on this property as well as small spring in the pine trees. I have personally killed a deer on this property with both bears and turkey also being harvested over the years as seen in the pictures. Whether you're looking for a mixed-use recreational tract, small cattle/horse farm, place to build a home, or a combination, this tract will check the boxes. Seller will owner finance. For more information contact Kevin Keen at [\(870\)215-1185](tel:8702151185).



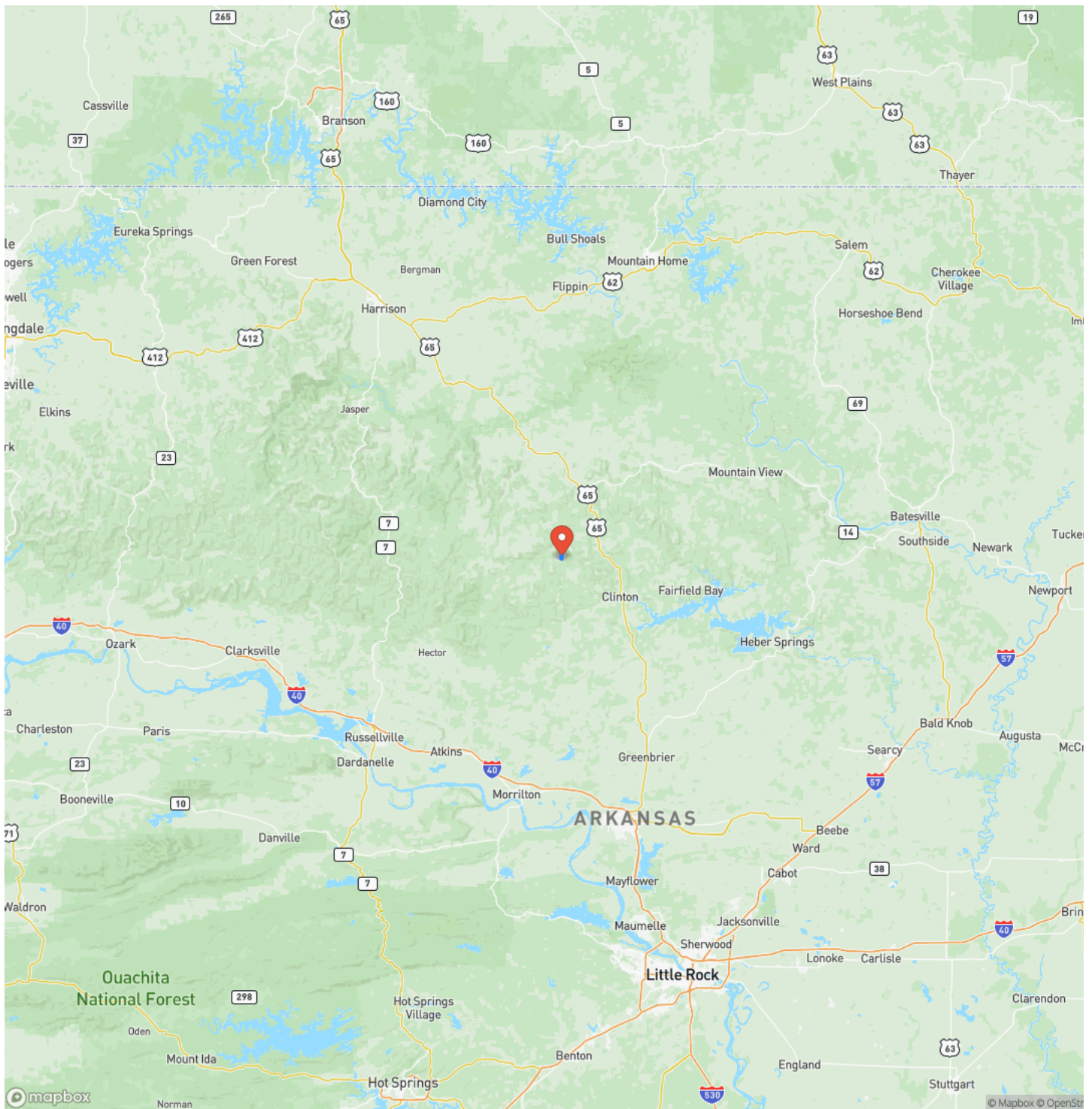
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Clinton, AR / Van Buren County



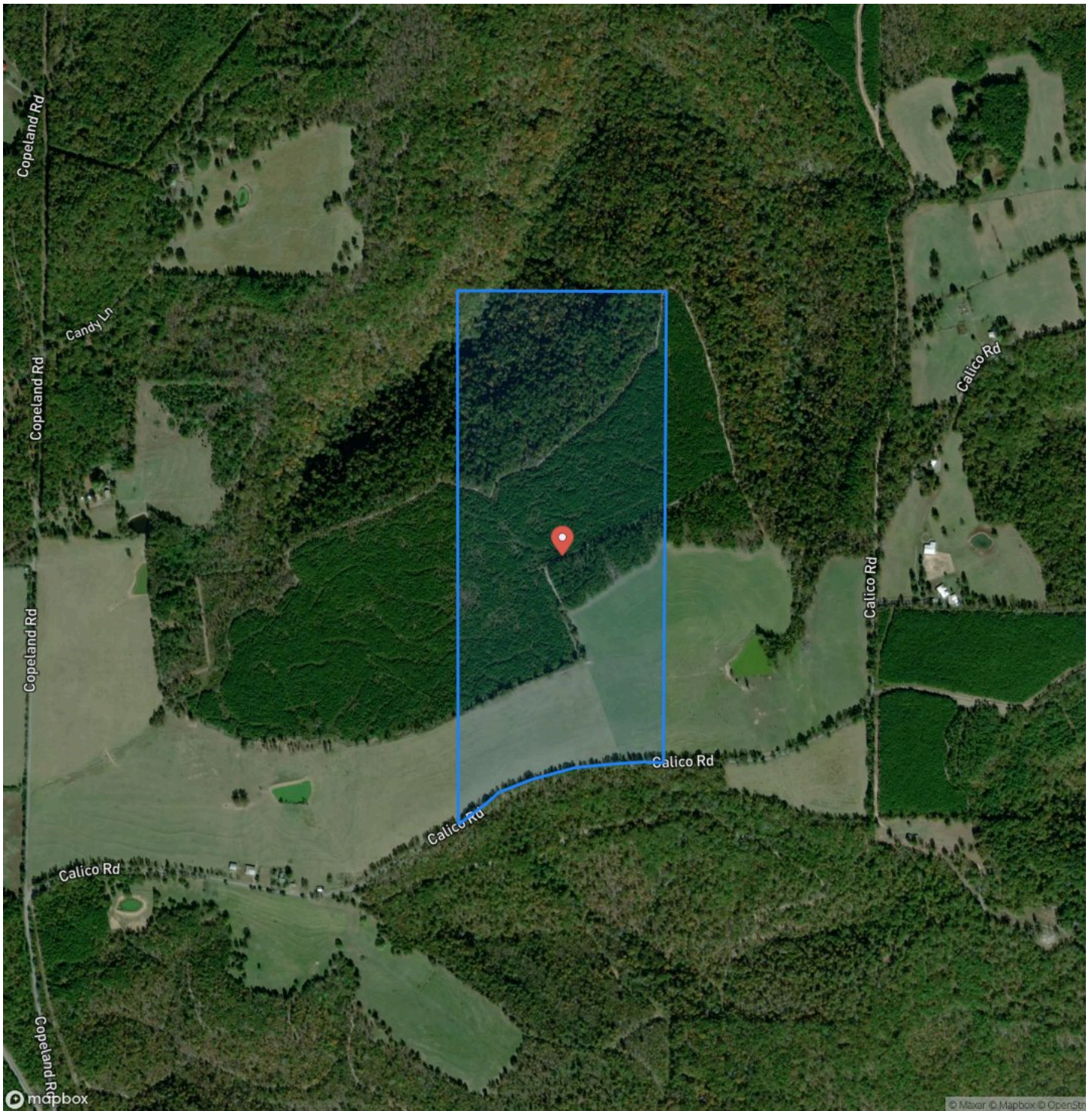
Locator Map



Locator Map



Satellite Map



92.9 Surveyed Acres Pasture, Pine, Hardwoods Clinton, AR / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ArkansasLandForSale.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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